

CARLISLE HOUSING AUTHORITY

Meeting Minutes

July 11, 2013

Present: Alan Lehotsky, Chair; W. Randall Brown; James Bohn; Carolyn Ing; and Elizabeth DeMille Barnett, Housing Coordinator.

Guests: Karina Coombs, Reporter, Carlisle Mosquito.

Community Input: none

1. **Call to Order.** The meeting came to order at 7:30 p.m.

3 **Old Business.**

- A. NOAH Benfield Farm Project Update.** Alan Lehotsky reported that the NOAH Benfield Farms development is well underway with construction and that the building's elevator shaft is currently being built.

He also reported that NOAH has produced a senior rental housing flyer, a rental application and a Benfield Farms website (www.benfieldfarmsapts.com) which Elizabeth D. Barnett, Housing Coordinator, circulated at the meeting. She also shared an example of another local senior housing option in order that the board would have a comparison with the proposed NOAH Benfield Farms rental pricing.

- B. Draft Affordable Housing Trust Request for Qualifications for Master Planning Designer Services for 338 Bedford Road Update.** Carolyn Ing reported that the MPRFQ was released on July 2nd and there has been considerable interest in the RFQ. The 338 Bedford Road site walk is to be held on July 18th at 10 a.m. (regardless of weather) and Ms. Ing is planning to attend. The RFQ submissions are due August 12, 2013.

1. **New Business**

- A. Department of Housing and Community Development 2013 Revised Chapter 40B guidelines.** Mr. Lehotsky initiated the discussion by reporting on a recent informal meeting on proposed future Carlisle affordable housing projects that was held with Undersecretary of Community Development, Aaron Gorenstein and his senior management team; John Williams, Board of Selectmen; Douglas Stevenson, Board of Selectmen; Greg Peterson, Chair, of the Carlisle Affordable Housing Trust, Ms. Barnett and himself. Mr.

Lehotsky noted that it was a productive meeting, but the Town continues to be presented with the challenge of needing to share with those outside Carlisle, the real costs and permitting requirements required to develop affordable housing with its incumbent water and sanitary infrastructure. As a follow up to this report, Ms. Barnett reported that the Massachusetts Housing Partnership had recently approached her with interest in supporting affordable housing in smaller rural and suburban communities, particularly those dealing with the infrastructure cost and permitting issues.

Discussion followed and the Housing Authority addressed the revised Chapter 40B guidelines. The consensus was that the two major Chapter 40B changes which affect the Town are: (1) how the municipal certification period is calculated (no longer than two years after the Comprehensive Permit is issued by the Zoning Board of Appeals) and (2) the new timeline and requirements for documenting the demand for local preference. James Bohn said he felt that the local support for affordable housing was key to developing consensus and its success. He expressed concerns that the newly revised local preference requirements, e.g., demonstrating local demand and needing a local preference determination within three months of development, might possibly deter local affordable housing support rather than encourage it.

C. Election of Officers. James Bohn made a motion to appoint Steven Pearlman as Carlisle Housing Authority Community Preservation Committee Representative. Ms. Ing seconded the motion. All present aye, the motion passed. The election of the other officers was postponed to August 27, 2013.

5. **Approval of Minutes.** W. Randall Brown moved and Mr. Bohn seconded a motion to accept the minutes of the June 27, 2013 CHA meeting. All present, aye, the motion passed.

6. **Next Meeting Dates.** August 27, 2013.

7. **Adjournment.** Ms. Ing moved and Mr. Bohn seconded a motion to adjourn, all present aye, the motion passed. Meeting adjourned at 8:30 p.m.

Respectfully submitted,

Elizabeth DeMille Barnett